

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charlottesville Consortium**

State: **VA**

PJ's Total HOME Allocation Received: **\$13,201,597**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 16				
% of Funds Committed	100.00 %	95.18 %	1	96.45 %	100	100	
% of Funds Disbursed	99.59 %	89.48 %	1	87.93 %	94	96	
Leveraging Ratio for Rental Activities	5.18	3.42	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.16 %	91.72 %	10	83.38 %	34	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	69.48 %	80.56 %	14	70.15 %	38	39	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.86 %	82.08 %	13	80.67 %	18	15	
% of 0-30% AMI Renters to All Renters***	47.62 %	44.76 %	8	45.30 %	50	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	88.10 %	98.22 %	14	95.32 %	14	13	
Overall Ranking:			In State: 8 / 16	Nationally:	57	58	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,911	\$20,049		\$26,635	84 Units	10.10 %	
Homebuyer Unit	\$10,722	\$19,970		\$14,938	325 Units	39.30 %	
Homeowner-Rehab Unit	\$13,597	\$20,986		\$20,675	416 Units	50.20 %	
TBRA Unit	\$500	\$4,228		\$3,216	3 Units	0.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charlottesville Consortium VA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,994	\$101,725	\$24,304
State:*	\$79,329	\$106,822	\$30,096
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.92

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	28.2	45.1	39.0	0.0
Black/African American:	70.5	50.5	60.5	100.0
Asian:	0.0	0.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.2	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	2.8	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	33.3	33.1	34.5	0.0
2 Persons:	30.8	25.2	29.4	33.3
3 Persons:	12.8	20.2	13.0	66.7
4 Persons:	11.5	14.5	11.6	0.0
5 Persons:	5.1	5.0	6.7	0.0
6 Persons:	5.1	1.9	3.1	0.0
7 Persons:	0.0	0.0	1.2	0.0
8 or more Persons:	0.0	0.0	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	19.2	41.0	15.4	0.0
Elderly:	20.5	4.1	41.4	0.0
Related/Single Parent:	26.9	30.3	16.6	100.0
Related/Two Parent:	26.9	22.7	21.9	0.0
Other:	5.1	1.3	4.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.4	0.0 [#]
HOME TBRA:	0.0	
Other:	1.3	
No Assistance:	73.1	

of Section 504 Compliant Units / Completed Units Since 2001 32

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charlottesville Consortium

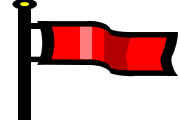
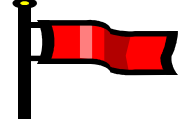
State: VA

Group Rank: 57
 (Percentile)

State Rank: 8 / 16 PJs

Overall Rank: 58
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	94.16	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	69.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	88.1	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

